Karen Johnson Davidson County
Batch# 358748 DEEDWARR
02/14/2020 11:57:30 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20200214-0017232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$179,000.00** (One Hundred Seventy Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of February, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-3-2023

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey Ryan Baker and Shannah Baker 3317 West Hamilton Avenue Nashville, TN 37218	Gardner Financial Services LTD, dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	07001003900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLARENCE L. HALL, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY RYAN BAKER AND SHANNAH BAKER, A MARRIED COUPLE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Treppard Heights Subdivision, Section 5, of record in Plat Book 2663, Page 100, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clarence L. Hall, married, by deed from HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2006-HE1, of record in Instrument No. 20080903-0090097, dated August 11, 2008 and recorded September 3, 2008, Register's Office for Davidson County, Tennessee.

Being also known as 3317 West Hamilton Avenue, Nashville, Tennessee 37218.

Juanita L. Woodard-Hall, spouse of Clarence L. Hall, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3317 WEST HAMILTON AVENUE** **NASHVILLE, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2020015483

WITNESS, this 12th day of February, 2020

Clarence L. Hall
Clarence L. Hall

Juanita L. Woodard-Hall
Juanita L. Woodard-Hall

STATE OF ARIZONA)
COUNTY OF MARICOPA)

On this 12th day of February, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Clarence L. Hall and Juanita L. Woodard-Hall** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of February, 2020.

Janet Aguilar - Forsythe
Notary Public

Commission Expires: 10/10/2022

JANET AGUILAR-FORSYTHE
Notary Public - Arizona
Maricopa County
Commission # 553613
My Commission Expires October 10, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

LTSR Number:

GTE File: 2020015483

202002140017232